



BOXBOROUGH PLANNING BOARD
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Owen Neville, Chair Eduardo Pontoriero, Clerk Nancy Fillmore John Markiewicz Hongbing Tang

Meeting Minutes
December 7, 2015
7:30 PM

United Church of Christ Congregational, Boxborough, Vestry Room
723 Massachusetts Avenue

Members Present:

Owen Neville, Chair
Eduardo Pontoriero, Clerk
Nancy Fillmore, Member
John Markiewicz, Member and Acting Chair
Hongbing Tang, Member
Adam Duchesneau, Town Planner

The Acting Chair called the meeting to order at 7:35 PM.

1195 Hill Road – Possible Zoning Change Discussion

Stephen Mullaney of S. J. Mullaney Engineering, Inc., Roger Kanniard, and Steve Kanniard were in attendance to discuss the proposal with the Planning Board. Mr. Mullaney indicated the project team would like the Planning Board to consider changing the zoning of the parcel at 1195 Hill Road from Industrial-Commercial to Agricultural-Residential. Mr. Mullaney noted the developer, Roger Kanniard, was originally considering constructing single-family homes at the property but he is now contemplating building free standing, single-family, senior housing units. However, the current Zoning Bylaw only permits two-family senior housing units by Special Permit with several particular requirements. Mr. Duchesneau highlighted the specific requirements which could not be met by the proposed project including the minimum project site size and density requirements. The Planning Board then discussed the existing minimum requirements which could not be met, even if single-family senior housing units were permitted at this location.

Mr. Mullaney discussed the development Roger Kanniard constructed in the Town of Ayer, Massachusetts called Easy Street. Mr. Markiewicz indicated his concern was that the original request from the development team was to simply change the zoning to Agricultural-Residential in order to construct three single-family dwellings which fit into the existing neighborhood. However, this new proposal may not be in the best interest of the town. Ms. Tang stated she felt the proposed single-family senior housing units might have an adverse impact on the surrounding neighborhood, including the wildlife corridor in the area. Mr. Markiewicz noted the Planning Board had looked favorably upon the originally proposed zoning change, but this new proposal is vastly different and would require substantial changes to the Zoning Bylaw. He continued on to reiterate he did not see how this type of development would bring any benefit to

the town and felt there were significant issues with the proposal. Mr. Markiewicz also felt the timing of the proposal could not come at a worse time in terms of the other on-going activities in town.

Ms. Tang stated that if the development team wanted to move forward with additional plans, they should show additional details and the existing conditions of the site. Mr. Mullaney noted many of the people who purchased the Easy Street homes were from Boxborough and he felt there was a strong market for this single-family unit style of development. Mr. Markiewicz again noted this proposal would require significant changes to the Zoning Bylaw and these would likely take a substantial amount of time to refine. Mr. Pontoriero stated his concerns about the proposed project were its density and the number of units. Ms. Tang noted that 16 feet between each structure seemed inadequate for building separation and felt residents would want to reside in a more relaxing environment.

Roger Kanniard indicated one-level living is what he felt made these types of senior housing projects viable. Ms. Tang stated she had concerns about the traffic for the project and the looped roadway design, as well as the development's proposed density and its impacts on the wetlands in the area. Mr. Mullaney noted the project team was considering a one-way driveway for the proposed development. Mr. Markiewicz felt the earliest this type of Zoning Bylaw amendment could go to the Annual Town Meeting would be May of 2017. Mr. Duchesneau asked if the project team still wanted the Planning Board to consider changing the zoning of the parcel to Agricultural-Residential. Roger Kanniard indicated it would be helpful and asked how the Planning Board felt about this proposed zoning district change. Mr. Markiewicz stated the Planning Board is still interested in looking into changing the zoning to Agricultural-Residential and Ms. Tang and Mr. Pontoriero agreed.

Jerry Chang of 1175 Hill Road noted he was a ten year resident of Boxborough and he enjoyed the single-family residential style of the neighborhood. He also indicated he was comfortable with a zoning change to make the parcel Agricultural-Residential as it would be much better than its current Industrial-Commercial zoning district status. Mr. Chang closed by saying he would like to see this parcel fit in with the rest of the neighborhood.

At this time Mr. Neville arrived at the meeting and Mr. Markiewicz turned the meeting over to him as the Chair.

Meeting Minutes of November 16, 2015

Mr. Pontoriero asked a clarification question regarding the proposed gated community and the Planning Board's ability to modify this through the Site Plan Approval process. Mr. Markiewicz stated he had concerns regarding comments in the minutes from members of the public which may or may not be valid. He felt it should be indicated these were peoples' opinions and the statements should not be interpreted as facts. Ms. Fillmore suggested adding language which noted certain items were simply opinions. Mr. Markiewicz agreed, pointing out that many of the comments are opinions.

Mr. Pontoriero asked for clarification regarding the proposed removal of the left-turn lane on Route 111/Massachusetts Avenue for the Hayward Lane Definitive Subdivision Plan. He then

indicated he felt words such as “said” should be used in the minutes instead of “stated”. Mr. Markiewicz recommended adding language indicating people were only expressing their opinions. Ms. Tang suggested removing the words “Mr. White” from the beginning of many of the sentences as she felt it was clear who was speaking. Mr. Duchesneau stated he would take the Planning Board’s comments into consideration and revise the minutes. The Planning Board asked Mr. Duchesneau to put this item on their next meeting agenda.

Correspondence

Mr. Duchesneau indicated the Planning Board had not received any correspondence since their last meeting.

Planning Board FY2017 Budget

Mr. Duchesneau provided an overview of the changes in the proposed budget since the last meeting. In particular, he identified \$3,000 which had been proposed as software support but had been removed from this version of the budget because this money was being lumped into a Town Hall technology budget. Mr. Duchesneau also noted a \$2,400 increase in projected consulting fees as he was anticipating the Town would need assistance from their consulting engineer to comply with the National Pollutant Discharge Elimination System (NPDES) permitting once the new regulations were released.

Mr. Markiewicz MADE a MOTION to approve the FY2017 Planning Board budget as proposed pending final confirmation of the CPI-U number. Ms. Tang SECONDED the MOTION. All members voted in favor.

Discussion Regarding Possible Items for the May 2016 Town Meeting

The Planning Board went over a number of potential Zoning Bylaw amendments they were considering proposing to Town Meeting for May of 2016. With regard to the additional changes of “Accessory Structures” to “Accessory Buildings,” Mr. Duchesneau indicated these were simply administrative changes which should have been captured in the Zoning Bylaw amendment at the May 2015 Town Meeting, but they had been overlooked. There was then a discussion regarding buildings and accessory buildings on a farm.

The Planning Board asked Mr. Duchesneau to contact Corey Godfrey regarding the requested changes from the Littleton Water Department to the Aquifer Protection District Zoning Bylaw. For the proposed amendments to the Stone Wall Bylaw, the Planning Board asked Mr. Duchesneau to include language regarding a Town staff sign-off for temporary, small stone wall removal and replacements with the posting of a \$500 bond.

At this time Ms. Fillmore, Mr. Pontoriero, and Mr. Duchesneau departed from the meeting.

The Planning Board then discussed proposed changes to the Noise Bylaw, Section 6404(1). Members asked what 60 decibels actually sounded like and Mr. Markiewicz suggested that each member Google this to find the answer. Mr. Markiewicz noted there are a number of websites which provide examples of what 60 decibels sounds like. The Planning Board also discussed questions regarding which businesses would be affected by amendments to the Noise Bylaw and if the operations of any businesses would be grandfathered as a result of this change. The

Planning Board also wanted to know if the Board of Health would have any authority on this matter. It was also debated whether or not wholesale changes to the Noise Bylaw would be required or if minor modifications could simply be made. The Planning Board even discussed if there was truly a need to make any amendments to the Noise Bylaw.

With no further business, the meeting was adjourned at 9:50 PM on a MOTION by Mr. Neville, SECONDED by Mr. Markiewicz, with all members voting in favor.

On Behalf of the Boxborough Planning Board

A handwritten signature in dark ink, appearing to read 'E. Pontoriero', written over a horizontal line.

Eduardo Pontoriero, Clerk